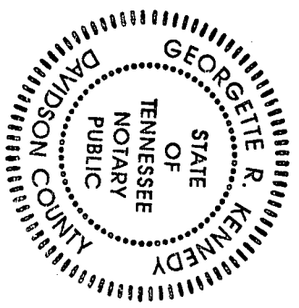
(1)

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2017 Notary Public My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20170054388 DEEDWARR
Recvd: 06/26/17 10:42 2 pgs
Fees:13.00 Taxes:647.50
20170626-0063905

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas J. Marchant	Shelter Lending Services	**173050A26300CO**
1935 Shaylin Loop	P.O. Box 740039	
Nashville, TN 37013	Cincinnati, OH 45274-0039	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David T. Stanley and Karen L. Stanley, as husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas J. Marchant, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 263 (Two Hundred Sixty Three) on the Plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit "A" of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to David T. Stanley, unmarried, and Karen L. Puplava, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 15, 2007, of record in Instrument No. 20070220-0020148, Register's Office for Davidson County, Tennessee. David T. Stanley and Karen L. Stanley, formerly known as Karen L. Puplava, conveyed their interest to David T. Stanley and Karen L. Stanley, as husband and wife, by Quitclaim Deed dated April 3, 2008, of record in Instrument No. 20080409-0035679, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed and By-Laws of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, amended in Instrument No. 20071227-0147998, said Register's Office.

Easements of record in Instrument No. 20050721-0084798 and 20050811-0095171, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20050128-0010427, Register's Office for Davidson County County, TN, including any and all revisions, corrections and/or amendments thereto of record.

HOA Charter of record in Instrument No. 20050128-0010427, said Register's Office.

Easements of record in Instrument NO. 20131021-0109630, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1935 Shaylin Loop, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of June, 2017.

David T. Stanley

Karen L Stanley
Karen L. Stanley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David T. Stanley and Karen L. Stanley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017